

Commercial Wind Energy Conversion Systems

Siting Approval Permitting Checklist:

Provide the following items to be considered a complete and accepted submittal:

- ☐ 1. A written summary of the WECS Project, including:
 - ☐ a) General description of the WECS Project, including the approximate overall name plate generating capacity;
 - ☐ b) Potential equipment manufacturer(s), and type(s) of WECS Towers(s);
 - ☐ c) Number of WECS Towers, and name plate generating capacity of each WECS Tower; and,
 - ☐ d) Maximum height of the WECS Tower(s) and maximum diameter of the WECS(s) rotor(s).
- ☐ 2. The name(s), address(es), and phone number(s) of the:
 - ☐ a) Applicant(s), Owner and Operator, including their respective business structures;
 - ☐ b) The name(s), address(es), and phone number(s) of all lenders and parties providing financing of any nature related to the WECS Project;
 - ☐ c) All participating property owner(s); and,
 - ☐ d) Documentation demonstrating land ownership or legal control of the property.
- ☐ 3. A site plan for the WECS Project showing:
 - ☐ a) Boundaries of the WECS Project area;
 - ☐ b) WECS Project site plan, project phasing plan, and project construction timeline plan;
 - ☐ c) Location and legal descriptions of each WECS Tower, guy lines and anchor bases (if any);
 - ☐ d) All WECS Project structures including, but not limited to substation(s), interconnect substation(s), operations and maintenance buildings, supporting facilities, batteries, permanent Meteorological Towers, and location and voltage of any overhead or underground transmission lines;
 - ☐ e) Property lines;
 - ☐ f) Location of participating and non-participating residences and occupied community buildings, and the parcel boundary lines for the tracts of real property upon which participating residences, non-participating residences, and occupied community buildings are located (including identification for adjoining properties);
 - ☐ g) Location and identification of all other structures within the geographical boundaries of any applicable setback;
 - ☐ h) Location of all known communications towers within two (2) miles of the proposed WECS Project area boundaries;
 - ☐ i) Electrical cabling from WECS Tower(s) to the Substation(s) and all other above and below ground cable locations;

- ☐ j) Ancillary equipment;
- ☐ k) Third party transmission lines;
- ☐ l) A topographic map of the WECS Project area boundaries and the surrounding area;
- ☐ m) Location of any wetlands, floodplain, and drainage structures, including surface ditches and subsurface drainage lines;
- ☐ n) Underground mines;
- ☐ o) Scenic and natural areas within one thousand five hundred (1,500) feet of the proposed WECS Project area boundaries;
- ☐ p) Setback lines;
- ☐ q) Public access roads and turnout locations; and,
- ☐ r) Location of all existing structures with their uses identified.
- ☐ 4. All determinations of No Hazard to Air Navigation issued by the Federal Aviation Administration applicable to the WECS Project.
- ☐ 5. A Decommissioning Plan for the WECS Project including cost estimations to remediate the participating property in accordance with the AIMA.
- ☐ 6. An affidavit provided by an authorized Applicant officer attesting to the following matters that shall be conditions of the Siting Approval Permit:
 - ☐ a) The Siting Approval Permit application is complete and includes all information and documentation required by this Ordinance and the AIMA, that all such information and documentation is true and correct, that there has not been any material omission of any relevant information, and that upon the discovery of any missing or incorrect information contained, or intended to be contained in the Siting Approval Permit application, Applicant shall immediately notify the County of the same and provide all relevant corrected information and documentation;
 - ☐ b) The obligations imposed by this Ordinance and the AIMA shall bind the Applicant, Owner, Operator, WECS Permittee, and all successors and assigns thereof;
 - ☐ c) That the obligations and liabilities established by the grant of a Siting Approval Permit shall be binding upon the Applicant, Owner, Operator, WECS Permittee and their respective successors and assigns;
 - ☐ d) That the sale, assignment in fact or at law, or other transfer of the Applicant's financial interest in the WECS Project shall in no way effect or modify the obligation of the Applicant, Owner, Operator, or WECS Permittee to comply with the terms, covenants and obligations of a Siting Approval Permit unless a successor or assign of the Applicant, Owner, Operator, or WECS Permittee, as applicable, agrees to assume all such obligations, including but not limited to the Decommissioning obligations associated with the WECS Project;
 - ☐ e) That the County and its authorized representatives have the right of entry onto the WECS Project area at all times for the purpose of inspecting the methods of construction, operation, remediation, and decommissioning, or for performing actual reclamation if necessary; and,

- ☐ f) Confirmation that the County shall be listed as a debtor in connection with any proceeding in insolvency or bankruptcy involving the Applicant, Owner, Operator, WECS Permittee or their respective successors and assigns, but shall not be responsible for any claims against the foregoing parties.
- ☐ 7. Waivers from the setback requirements executed by the occupied community building owners and/or the non-participating property owners bearing a file stamp from the County Recorder of Deeds Office confirming that the waiver was recorded against title to the affected real property.
- ☐ 8. A model study on shadow flicker. The applicant shall appropriately demonstrate to the County Board, through industry standard computer modeling that any that any occupied community building or nonparticipating residence within or adjacent to the WECS Project area boundaries will not experience more than 30 hours per year of shadow flicker under planned operating conditions.
- ☐ 9. Waivers from the shadow flicker mitigation requirements executed by the occupied community building owners and the nonparticipating property owners within or adjacent to the WECS Project area boundaries bearing a file stamp from the County Recorder of Deeds Office confirming that the waiver was recorded against the title to the affected real property.
- ☐ 10. Results and recommendations from the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool or a comparable successor tool.
- ☐ 11. Results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with the United States Fish and Wildlife Service's Land-Based Wind Energy Guidelines.
- ☐ 12. Results of an avian and wildlife impact study completed at the Applicant's expense by a third party, qualified professional (after submission of resume and relevant work experience). Each portion of a WECS Project shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife.
- ☐ 13. Results of the consultation with the Illinois State Historic Preservation Office assessment of potential impacts on State-registered historic sites under the Illinois State Agency Historic Resources Preservation Act.
- ☐ 14. Results of an analysis of the television reception documenting the television stations that are received within one and one-half (1 ½) miles of the footprint of the WECS Project. The analysis shall be conducted by a third party, qualified professional (after submission of resume and relevant work experience) at the expense of the Applicant.
- ☐ 15. Results of a communications analysis that indicates that the E9-1-1 communications, emergency communications, or official County and local municipal communications reception shall not be negatively impacted or influenced by the proposed wind power facility. The analysis shall be conducted by a third party, qualified professional (after submission of resume and relevant work experience) at the expense of the Applicant.
- ☐ 16. Information demonstrating that the WECS Project will avoid protected lands.

- ☐ 17. Any other information normally required by the County as part of its permitting requirements for siting buildings or other structures;
- ☐ 18. Any other information requested by the County or the County consultants that is necessary to evaluate the siting permit application and operation of the WECS Project and to demonstrate that the WECS Project meets each of the regulations in this Chapter, including the Siting Approval Permit standards set forth below.
- ☐ 19. The applicant shall submit twelve (12) copies of the Siting Permit Application to the Sangamon County Building and Zoning Department, and at least one (1) copy in electronic format.
- ☐ The Applicant, at its expense, shall enter into an AIMA with the Illinois Department of Agriculture prior to any public hearing required before a siting decision on the WECS Project application. All impacted agricultural land, whether impacted during construction, operation, or decommissioning activities, must, at a minimum, be remediated by the Applicant pursuant to the terms of the AIMA.